

020.A

0002

0305.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

322,400 / 322,400

USE VALUE:

322,400 / 322,400

ASSESSED:

322,400 / 322,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 305

Owner 1:	JACOBSON ALAN J
Owner 2:	
Owner 3:	

Street 1: 225 COOLIDGE AVE #106

Street 2:

Twn/City: WATERTOWN

St/Prov: MA Cntry: Own Occ: N

Postal: 02472 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6047																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	322,400			322,400		145202
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

ARDINGTON

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322,400 / 322,400

ASSESSED:

322,400 / 322,400

!1734!	PRIOR ID #1: 145202
PRINT	Date Time
12/10/20	17:17:58
LAST REV	Date Time
12/13/17	09:37:34
	danam
	1734
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	313,500	0	.	.	313,500	313,500	Year End Roll	12/18/2019
2019	102	FV	295,200	0	.	.	295,200	295,200	Year End Roll	1/3/2019
2018	102	FV	245,200	0	.	.	245,200	245,200	Year End Roll	12/20/2017
2017	102	FV	228,600	0	.	.	228,600	228,600	Year End Roll	1/3/2017
2016	102	FV	228,600	0	.	.	228,600	228,600	Year End	1/4/2016
2015	102	FV	207,200	0	.	.	207,200	207,200	Year End Roll	12/11/2014
2014	102	FV	199,500	0	.	.	199,500	199,500	Year End Roll	12/16/2013
2013	102	FV	199,500	0	.	.	199,500	199,500		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON LOUIS T	29137-409		9/25/1998		111,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	BK:16652 PG:528,Building Number 22.									
Sty Ht:	1 - 1 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average										
Prime Wall:	7 - Brick			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	BRICK			A Kits:		Rating:											
View / Desir:	F - Fair			Fapl:	0	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C - Average			<b>CONDOS INFORMATION</b>													
Year Blt:	1985	Eff Yr Blt:		Location:	R - Rear												
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:	3 - 3rd Floor												
Const Mod:				% Own:	0.762099981												
Lump Sum Adj:				Name:	35 - 6050												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	3	1	0				
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	4 - Carpet			Override:			%	Baths:									
Sec Floors:		%		Total:	20.4	%		Plumbing:									
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	320.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.55448151			General:									
Electric:	3 - Typical			Const Adj.:	0.94462198			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>					
Insulation:	2 - Typical			Adj \$ / SQ:	469.887			Rate	Parcel ID	Typ	Date	Sale Price		<b>SUB AREA DETAIL</b>			
Int vs Ext:	S			Other Features:	32699												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.35000002												
# Heat Sys:				NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	405088												
% Com Wall:		% Sprinkled:		Depreciation:	82638												
				Deprecated Total:	322450												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:											
Make:		Model:		Ind.Val:													
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 020.A-0002-0305.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			